

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, JULY 26, 2016
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, JULY 26, 2016 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 066/16** – Request by CS&M ASSOCIATES for an amendment to Ordinance No. 8,181 MCS (Zoning Docket 12/81, which granted a Central Business Planned Community District for a hotel) and Ordinance No. 13,338 MCS (Zoning Docket 26/89, which allowed modifications to the hotel) to remove proposed Lot CC (as shown on a survey by Gandolfo Kuhn, LLC dated March 11, 2016) from the Central Business Planned Community District so that the Central Business Planned Community District applies only to proposed Lot S (as shown on a survey by Gandolfo Kuhn, LLC dated March 11, 2016) and to confirm that all previously granted FAR rights shall continue to be vested in proposed Lot S following the re-subdivision, in a CBD-2 Historic Commercial and Mixed-Use District, on the entirety of Square 169, which includes Lots N, A, B, 1, 2, 3, X, B, 2, 1, 5, four undesignated lots, K, M, and the lesser portion of N, in the First Municipal District, bounded by Canal, Magazine, Common and Camp Streets. The municipal addresses are 500-536 CANAL STREET AND 115 MAGAZINE STREET. (PD 1A) **(BP) (DEFERRED FROM THE JULY 12, 2016 CITY PLANNING COMMISSION MEETING)**
- 2. ADULT LIVE PERFORMANCE VENUE STUDY** – Request by City Council Motion M-16-22 for the City Planning Commission to conduct a public hearing

and study on the regulation of Adult Live Performance Venues in the City of New Orleans. The study considers amendments to VCE Vieux Carre Entertainment District in the Comprehensive Zoning Ordinance, limitations on the number of such establishments, land use regulatory mechanisms, and use standards. **(SL) (DEFERRED FROM THE JULY 12, 2016 CITY PLANNING COMMISSION MEETING)**

3. **ZONING DOCKET 067/16** – Request by CITY COUNCIL MOTION NO. M-16-189 for an amendment to Ordinance No. 20,698 MCS (Zoning Docket 100/01, which granted a Conditional Use to permit the sale of alcoholic beverages for consumption on-premises in a standard restaurant) to amend Proviso 8 to augment the hours of operation to comply with Article 20, Section 20.3.ZZ.6.a of the Comprehensive Zoning Ordinance (Sunday through Wednesday from 6:00 am to 10:00 pm) and Article 20, Section 20.3.ZZ.6.b of the Comprehensive Zoning Ordinance (Thursday through Saturday from 6:00 am to 12:00 am (midnight)), for property located on Square 137, Lot C, in the Fourth Municipal District, bounded by Constance, Magazine, Saint Andrew and Saint Mary Streets. The municipal address is 1910 MAGAZINE STREET. (PD 2) **(KB) (DEFERRED FROM THE JULY 12, 2016 CITY PLANNING COMMISSION MEETING)**

B. NEW BUSINESS:

4. **ZONING DOCKET 072/16** – Request by FRISCHHERTZ ELECTRIC CO. for a Conditional Use to permit a warehouse in an HU-MU Historic Urban Neighborhood Mixed-Use District and a GC Greenway Corridor Design Overlay District on Square 575, Lots A, C, 3, 4 and 5, in the Second Municipal District, bounded by North Alexander, Saint Louis, North Hennessey and Toulouse Streets. The municipal addresses are 502-510 NORTH ALEXANDER STREET. (PD 4) **(TA)**
5. **ZONING DOCKET 073/16** – Request by WAYNE LOUIS DARMAS for a Conditional Use to permit a parking lot (principal use) in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, RDO-2 Residential Diversity Overlay District, AC-1 Arts and Culture Diversity Overlay District and EC Enhancement Corridor Design Overlay District on Square 505-506, Lots 4 and 5, in the Third Municipal District, bounded by Saint Bernard Avenue and North Villere, Annette and Urquhart Streets. The municipal addresses are 1383-1385 SAINT BERNARD AVENUE. (PD 4) **(DA)**
6. **ZONING DOCKET 074/16** – Request by BCNO 4, LLC for a Conditional Use to permit a Live Performance Venue in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and the rescission of Ordinance Number 21,957 M.C.S. (Zoning Docket 112/04), on Square 153, Lots 7, 2 and 1-5, in the Third Municipal District, bounded by Elysian Fields Avenue and Chartres, Frenchmen and Royal Streets. The municipal addresses are 2121-2127

CHARTRES STREET AND 616 ELYSIAN FIELDS AVENUE. (PD 3) (NK)

7. **ZONING DOCKET 075/16** – Request by GCE 234 LOYOLA, LLC for Conditional Uses to permit the retail sales of packaged alcoholic beverages and to permit a bar in a CBD-1 Core Central Business District on Square 299, Lot X-1, in the First Municipal District, bounded by Loyola and Tulane Avenues and South Rampart and Gravier Streets. The municipal addresses are 230-238 LOYOLA AVENUE. (PD 1A) (BD)
8. **ZONING DOCKET 076/16** – Request by 1131 ELYSIAN FIELDS LLC for Conditional Uses to permit a bar with live entertainment (secondary use) in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 390, Lot 7, in the Third Municipal District, bounded by Marigny and Marais Streets and Elysian Fields and Saint Claude Avenues. The municipal addresses are 1131 ELYSIAN FIELDS AVENUE AND 2204-2206 MARAIS STREET. (PD 7) (SK)
9. **ZONING DOCKET 077/16** – Request by CITY COUNCIL MOTION NO. M-16-229 for an amendment to Ordinance No. 23,286 MCS (Zoning Docket 059/08) for a Conditional Use to permit the sale of packaged alcoholic beverages in a CBD-2 Historic Commercial and Mixed-Use District on Square A1, Lot 1, in the First Municipal District, bounded by Convention Center Boulevard, South Diamond and South Peters Streets and Andrew Higgins Drive. The municipal address is 901 CONVENTION CENTER BOULEVARD. (PD 1A) (KB)
10. **ZONING DOCKET 078/16** – Request by CITY COUNCIL MOTION NO. M-16-230 for a Conditional Use to permit an educational facility, primary, in an S-RD Suburban Two-Family Residential District and an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District on Square 5, Lot 5A1, in the Third Municipal District, bounded by Hayne Boulevard, Lamb Road, Kuebel Drive and W. Laverne Street. The municipal address is 6054 HAYNE BOULEVARD. (PD 9) (BP) (WITHDRAWN; REPLACEMENT MOTION SCHEDULED FOR THE AUGUST 9, 2016 CITY PLANNING COMMISSION MEETING)
11. **CONSIDERATION - SUBDIVISION DOCKET 070/16** - Request by 4900 N. Rampart St. LLC to re-subdivide an undesignated portion of Square 304 and a portion of Square 303 into Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15., Square 303-304, and a portion of Tennessee St. in the Third Municipal District, bounded by Burgundy, Deslonde, N. Rampart, Reynes St. (PD 8) (CB)
12. **ALGIERS MULTI-FAMILY HOUSING ZONING STANDARDS STUDY** – Request by City Council Motion M-16-212 for the City Planning Commission to conduct a public hearing and study on zoning requirements and standards for multi-family housing in Planning Districts 12 and 13 to ensure quality, affordable and diverse housing options are aligned with the Master Plan. The study should

consider whether changes should be made to the Bulk and Yard Regulations in the S-RM1 Suburban Multi-Family Residential District, whether there should be any additional regulations or standards made to the Comprehensive Zoning Ordinance, and whether the current regulations and standards need to be amended, or if any additional supplemental use standards or a new zoning category are necessary to further regulate said use. (DA)

C. OTHER BUSINESS:

- 12. CONSIDERATION - Ratification of Actions Relative to Certified Subdivisions. (SKK)**

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the July 12, 2016 meetings.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk